# SITE DEVELOPMENT PLAN

## LOT 1, PLUM CREEK COMMONS UNIT ONE
## TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
## TOWN OF CASTLE ROCK PROJECT NO. SDP24-0038

## SITE DEVELOPMENT GENERAL NOTES:

1. The Town of Castle Rock requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the maintenance of all drainage facilities including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on this property, unless modified by the Subdivision Improvements Agreement. Should the Owner fail to adequately maintain said facilities, the Town shall have the right to enter said property for the purposes of operation and maintenance. All such maintenance costs will be assessed to the Property Owner, subsequent owners, heirs, successors and assigns. The maintenance costs shall include all actual costs for labor, equipment and materials and a 25% fee.

2. Pursuant to Section 4.3 and 8.2.3 of the Town of Castle Rock Landscape Regulations the Property Owner, subsequent owners, heirs, successors and assigns shall be responsible for the proper maintenance of the area subject to the approved Site Development Plan. Landscaping within public rights-of-way is to be maintained by the adjacent private property owner or the Homeowner/Property Owner Association, as applicable. Landscaping shall be continuously maintained including necessary watering, weeding, pruning, mowing, pest control, and replacement of dead or diseased plant material. Upon written notice by the Town, the Owner will have 45 days to cure or replace damaged or dead landscape material. In the case of diseased landscape material, a shorter compliance period may be specified in said notice. The Town of Castle Rock Water Conservation Ordinance regulates times of seasonal irrigation and prohibits the wasting of potable water through improper irrigation.

3. The provided landscape counts in the Site Development Plan are minimum required counts. Any changes to the provided landscape counts shall require an SDP amendment. The location of plant material is subject to change due to field conditions with review of the Construction Documents.

4. The subject property shown hereon lies in a Zone AE and unshaded per Firm Map No. 08035C0301G, Dated: March 16, 2016.

5. Any street signs, striping, street lights and curb ramps are conceptual only and subject to Town review with the Construction Documents. These items shall comply with the Town of Castle Rock's regulations, standards and requirements.

6. The Developer shall conform to the Town of Castle Rock "Water Use Management Program Implementation Policy", as amended from time to time, for this project.

7. Approval of this Site Development Plan does not constitute approval of any deviations from Town of Castle Rock regulations and standards. All deviations from Town regulations and standards are subject to the appropriate procedures for approval.

8. No solid object (excluding fire hydrants, traffic control devices and traffic signs) exceeding thirty (30) inches in height above the flowline elevations of the adjacent street, including but not limited to buildings, utility cabinets, walls, fences, landscape plantings, crops, cut slopes, and berms shall be placed within sight distance lines and sight distance easements.

9. All Utility, Drainage, Emergency Access, Sight Distance and Public Access/Trail Easements as shown on the Site Development Plan shall be granted to the Town of Castle Rock with the Plat.

10. The Zoning recordation information, including date and reception number OR "This site is zoned B, Business/ Commercial within the Downtown Overlay District, South District."

11. All emergency access roads, emergency access gates and signage shall comply with the Town of Castle Rock Fire Department requirements and shall be maintained by Metropolitan District, Homeowners Association, or other property management entity.

12. Retaining walls, sections of retaining walls greater than 4-feet in height as measured from the bottom of the footing to the top of the wall, and retaining walls, regardless of height, which retain a surcharge or tiered walls must be designed by a Structural Engineer licensed in the State of Colorado and must receive a Building Permit from the Town of Castle Rock.

13. A sign permit for each sign must be obtained from the Town of Castle Rock Building Division prior to placing any sign on the property. All signs must comply with the provisions of Title 19 (Sign Code Regulations) of the Municipal Code.

14. The number of parking spaces has been set based on the proposed uses on this Site Development Plan and Chapter 17.54 of the Castle Rock Municipal Code. A change of use to a more parking intensive use as identified in Chapter 17.54 of the Castle Rock Municipal Code will require an amendment to this Site Development Plan

### UTILITY LOCATE AND UTILITY CUTS NOTES:

1. All utilities are reviewed for area of placement (locatoin) including, in easement/ROW, horizontal and vertical clearances, and conflicts with other utilities per the Transportation Design Criteria Manual, Water System Design Criteria Manual, Wastewater Collection System Design Criteria Manual, Storm Drainage Design and Technical Criteria Manual, and all other utility owner and operator criteria.

2. All utility cuts within ROW are to be backfilled with Flowable Fill up to subgrade. Edge Mill required around perimeter of sawcut. Match existing asphalt depth. Coordinate with Public Works Inspector.

## SIGNATURES

### SURVEYOR'S CERTIFICATE

I, _____DON JOHNSON_____, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THIS SITE DEVELOPMENT PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS SITE DEVELOPMENT PLAN ACCURATELY REPRESENTS THAT SURVEY.

_____ _____
LICENSED LAND SURVEYOR NO. 34593 DATE

### CIVIL ENGINEER'S STATEMENT

I, _____ BEING A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, HEREBY ATTEST THAT ALL GRADING, UTILITY, AND DRAINAGE IMPROVEMENTS IDENTIFIED ON THIS (SITE DEVELOPMENT PLAN) HAVE BEEN DESIGNATED AND ENGINEERED IN CONFORMANCE WITH ALL TOWN OF CASTLE ROCK PUBLIC WORKS CONSTRUCTION STANDARDS.

_____ _____
LICENSED PROFESSIONAL ENGINEER NO. 50884 DATE

### STATEMENT OF DIRECTOR OF DEVELOPMENT SERVICES APPROVAL

THIS (NAME OF DOCUMENT) WAS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOW OF CASTLE ROCK, COLORADO ON THE _____ OF _____ , 20_____.

_____
DIRECTOR OF DEVELOPMENT SERVICES

### FIRE DEPARTMENT NOTES:

1. If fire apparatus access roads or water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to vertical construction.

2. Fire hydrant(s) are required to be installed and made serviceable prior to and during the time of construction.

3. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building constructed or moved into, or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

4. Dead-end fire access roads in excess of 150 feet shall provide an approved area for turning around fire apparatus.

5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates and an unobstructed vertical clearance of not less than 13 feet, 6 inches.

6. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus weighing at least 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. The term "all-weather driving capabilities" has been interpreted to mean either concrete or asphalt, or other approved driving surface designed by an engineer and approved by the Fire Department.

7. "No Parking Fire Lane" signs are required in areas that meet the following criteria and in areas designated by the Fire Prevention Bureau. Signs shall be posted on both sides of fire access roadways, public or private roadways and driveways less than 26 feet wide. Signs shall be posted on one side only of fire access roadways, public or private roadways or driveways between 26 feet wide and 32 feet wide. No signage is required for fire access roadways, public or private roadways or driveways greater than or equal to32 feet wide.

8. It is the responsibility of the property owner to maintain drive lanes for emergency vehicle ingress and egress, including snow removal.

9. The developer understands that as the project develops there may be fire and life safety provisions of the Town of Castle Rock adopted International Fire Code (IFC) that may arise, and were not clearly visible during the initial reviews, but may require corrective action. These items may include, but are not limited to: Fire flow requirements, fire hydrant placement, access, etc

## SIGNATURES

### TITLE CERTIFICATION

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

_____
AUTHORIZED REPRESENTATIVE

_____
TITLE COMPANY

SIGNED THIS _____DAY OF_____, 20_____.

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS____DAY OF_____, 20____BY_____ AS AUTHORIZED REPRESENTATIVE OF_____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

### OWNERSHIP CERTIFICATION

SHORE CAPITAL REAL ESTATE PARTNERS FUND, LP

THE UNDERSIGNED ARE ALL THE OWNERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREIN.

_____
NAME OF OWNER
SIGNED THIS____DAY OF_____, 20____

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS____DAY OF _____, 20____BY_____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

## SIGNATURES

### LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS IN THE TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS AND STATE OF COLORADO DESCRIBED HEREON. THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THE INSTRUMENT RECORDED _____ AT RECEPTION NO._____, DOUGLAS COUNTY, COLORADO, SUBORDINATES THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

_____
(NAME OF MORTGAGEE)

SIGNED THIS _____DAY OF_____, 20_____.

### NOTARY BLOCK

SUBSCRIBED AND SWORN TO BEFORE ME THIS____DAY OF_____, 20____ BY_____.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

This Site Development Plan is submitted to demonstrate compliance with the Vision 2030, 2030 Comprehensive Master Plan, zoning codes, general design principles, and technical manuals.

### WATER RIGHTS DEDICATION:

THE PROVISION OF MUNICIPAL WATER TO THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE_____AGREEMENT, RECORDED ON THE_____DAY OF _____, _____ AT RECEPTION NO._____AND ACCORDINGLY_____SFE ARE DEBITED FROM THE WATER BANK.

## LOCATION MAP

### SUMMARY TABLE:

| GENERAL ZONING INFORMATION | SQUARE FEET | ACRES |
|---|---|---|
| LOT AREA | 37,085 | 0.85 |
| ZONING | B - BUSINESS/COMMERCIAL & DOWNTOWN OVERLAY DISTRICT (DOD) | |
| | PERMITTED | PROPOSED |
| BUILDING GROUND COVERAGE (MAX.) | 100% | 15% |
| BUILDING HEIGHT, STORIES (MAX) | SIX (6) | ONE (1) |
| BUILDING HEIGHT, FEET (MAX) | NONE | 13 FT-10 IN (EX) |
| | REQUIRED/PERMITTED | PROVIDED |
| PARKING | | |
| STANDARD* | 29 | 25 |
| ACCESSIBLE | 2 | 2 |
| TOTAL | 29 | 29** |

*REQUIREMENT OF 5 SPACES PER 1,000 SQ. FT.
**DUE TO SITE LIMIATIONS AND LACK OF SHARED PARKING ON ADJACENT LOT, PAYMENT IN LIEU OF FOUR (4) STALLS IS PROVIDED.

VARIANCES:

VARIANCE TO TCR MUNIPAL CODE SECTION 17.54.040 PARKING SPACE REQUIREMENTS BY USE: REDUCTION OF TWO (2) SPACES VIA PAYMENT IN LIEU OF VIA 17.54.090. (TCV25-0007)

| SETBACKS | REQUIRED/PERMITTED | PROVIDED |
|---|---|---|
| FRONT YEARD | 0 FT | 31.1 FT |
| SIDE YARD - NORTH | 0 | 40.0 FT |
| SIDE YARD - SOUTH | 0 | 24.4 FT |
| REAR YARD | 0 | 129.5 FT |
| MAXIMUM BUILDING SETBACK | -- | |
| | | |
| **PROGRAM SUMMARY** | | |
| OFFICE | | 5,695 SF |
| PARKING | | 15,720 SF |
| | | |
| **LANDSCAPE SUMMARY - TOTAL SITE (SF)** | | |
| BUILDING COVERAGE (EXISTING) | | 5,695 |
| PAVEMENT COVERAGE (EXISTING) | | 11,918 |
| LANDSCAPE COVERAGE | | 20,426 |
| TOTAL | | 38,039 |

## SHEET INDEX


| | |
|---|---|
| 1 OF 3 | COVER SHEET |
| 2 OF 3 | SITE PLAN |
| 3 OF 3 | BUILDING ELEVATIONS |


## LEGAL DESCRIPTION

LOT 1, PLUM CREEK COMMONS UNIT ONE, AS PER THE PLAT THEREOF RECORDED NOVEMBER 12, 1980 AT RECEPTION NO. 259432.
COUNTY OF DOUGLAS, STATE OF COLORADO

## PROJECT TEAM


CLIENT: SOUTHERN VETERINARY PARTNERS
CONTACT: COREY CUMMINGHAM
PHONE: (202) 852-7199 EXT. 99974
EMAIL: COREY.CUMMINGHAM@SVP.VET

ARCHITECT: ANIMAL ARTS DESIGN STUDIO
CONTACT: SHELBY CARPENTER
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CIVIL ENGINEER: TREANOR, INC.
CONTACT: MATTHEW L MURPHY, PE
PHONE: (785) 842-4858
EMAIL: MMURPHY@TREANOR.DESIGN

LANDSCAPE ARCHITECT: TREANOR, INC.
CONTACT: ANDY BUCHWITZ
PHONE: (785) 842-4858
EMAIL: ABUCHWITZ@TREANOR.DESIGN

STRUCTURAL ENGINEER: JVA, INC.
CONTACT: KEATON CLANEY
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EMAIL: KCLANEY@JVAJVA.COM

MEP ENGINEER: MECHANICAL & PLUMBING ENGINEER: 20/20 ENGINEERING
CONTACT: RIDGE SMITH
PHONE: (303) 963-8290
EMAIL: RIDGE@2020ENGINEER.COM

ELECTRICAL ENGINEER: AE DESIGN GROUP, INC.
CONTACT: ZACH CLAWSON
PHONE: (303) 296-4443
EMAIL: ZCLAWSON@AEDESIGN-INC.COM

SURVEYOR: AEI CONSULTANTS
CONTACT: DON JOHNSON, RLS
PHONE: (925) 746-6000


BASIS OF BEARINGS: BEARINGS ARE BASED ON TRUE NORTH PER GPS OBSERVATION USING COLORADO STATE PLANE CENTRAL ZONE, NAD 83.


ANIMAL ARTS
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SVP Southern Veterinary Partners


PLUM CREEK VETERINARY SERVICES
425 S. WILCOX STREET
CASTLE ROCK, COLORADO 80104


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REVISIONS

APPROVALS

SEAL

DRAWING TITLE
SDP 1

COVER SHEET

SHEET
1 OF 3


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SDP24-0038


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# SITE DEVELOPMENT PLAN

## LOT 1, PLUM CREEK COMMONS UNIT ONE
## TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO
## TOWN OF CASTLE ROCK PROJECT NO. SDP24-0038

### KEY NOTES

1. EXISTING ASPHALT PARKING TO REMAIN. PAVEMENT MARKINGS TO BE REMOVED AND ADJUSTED, AS SHOWN THIS SHEET.
2. EXISTING ADA PARKING TO REMAIN
3. EXISTING CONCRETE SIDEWALK TO REMAIN
4. EXISTING LANDSCAPE AREA TO REMAIN
5. EXISTING WALL TO REMAIN
6. EXISTING ROCK PATHWAY TO REMAIN
7. EXISTING SHARED DRIVEWAY AND ADJACENT PARKING TO REMAIN
8. EXISTING COURTYARD AREA TO BE IN-FILLED
9. PROPOSED ENTRY AND SIDEWALK PAVING
10. PROPOSED DUMPSTER ENCLOSURE, 13'-17" X 18'-8"; SOLID WALL, 7' HEIGHT, 3-SIDED ENCLOSURE WITH GATES. WALL MATERIAL TO MATCH EXISTING BUILDING FINISH AND COLOR
11. PROPOSED FREESTANDING SIGN, MONUMENT STYLE. OVERALL SIGN HEIGHT SHALL BE 8.0' FROM BASE OF SIGN/GRADE

### LEGEND

| | | | |
|---|---|---|---|
| | CONCRETE SURFACE | CC | CONCRETE CURB |
| | NO PARKING AREA | CC&G | CONCRETE CURB & GUTTER |
| | HANDICAP PARKING SPACE | (M) | MANHOLE |
| PS | PARKING SPACE(S) | | UTILITY POLE |
| CA | COVERED AREA | | GUY ANCHOR |
| TR | TELEPHONE RISER | | LIGHT POLE |
| | SET MONUMENT | | SIGN |
| | FOUND MONUMENT | | OVERHEAD UTILITY LINE |
| | COMPUTED POINT (NO MONUMENT) | | CHAIN LINK FENCE |
| (C) | COMPUTED | | WOOD PANEL FENCE |
| (R) | RECORD | | METAL FENCE |
| N/F | NOW OR FORMERLY | | CENTER RIGHT-OF-WAY LINE |
| DI | DRAINAGE INLET | | RIGHT-OF-WAY LINE |
| | | | ADJOINING BOUNDARY LINE |
| | | | EASEMENT LINE (COLOR AS SHOWN) |
| | | | GOVERNMENT LAND LINE |
| | | | SETBACK LINE |
| | | | SUBJECT PROPERTY LINE |

MEASUREMENT NOTE: UNLESS OTHERWISE NOTED WITH (R) OR (C) ALL MEASUREMENTS HEREON ARE ACTUAL.

IMPROVEMENT NOTE: THE WORDS "IN" AND "OUT" WHEN USED TO DELINEATE IMPROVEMENTS NEAR BOUNDARY LINES ARE IN REFERENCE TO INSIDE OR OUTSIDE SUBJECT PROPERTY.

### NOTES

9 — RESERVATIONS CONTAINED IN THE PATENT:
FROM: THE UNITED STATES OF AMERICA
TO: ROBERT L. PROPHIT
FILING DATE: NOVEMBER 1, 1873
FILING NO.: 419
WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW; AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
**AFFECTS, BLANKET IN NATURE**

10 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: DEPARTMENT OF HIGHWAYS, STATE OF COLORADO
PURPOSE: DRAINAGE CHANNEL
RECORDING DATE: MAY 6, 1953
RECORDING NO.: BOOK 109 AT PAGE 86
**DOES NOT AFFECT**

11 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: STATE HIGHWAY COMMISSION OF COLORADO FOR THE DEPARTMENT OF HIGHWAYS
PURPOSE: CHANNEL CHANGE
RECORDING DATE: JULY 9, 1953
RECORDING NO.: BOOK 109 AT PAGE 158
**AFFECTS, AS SHOWN**

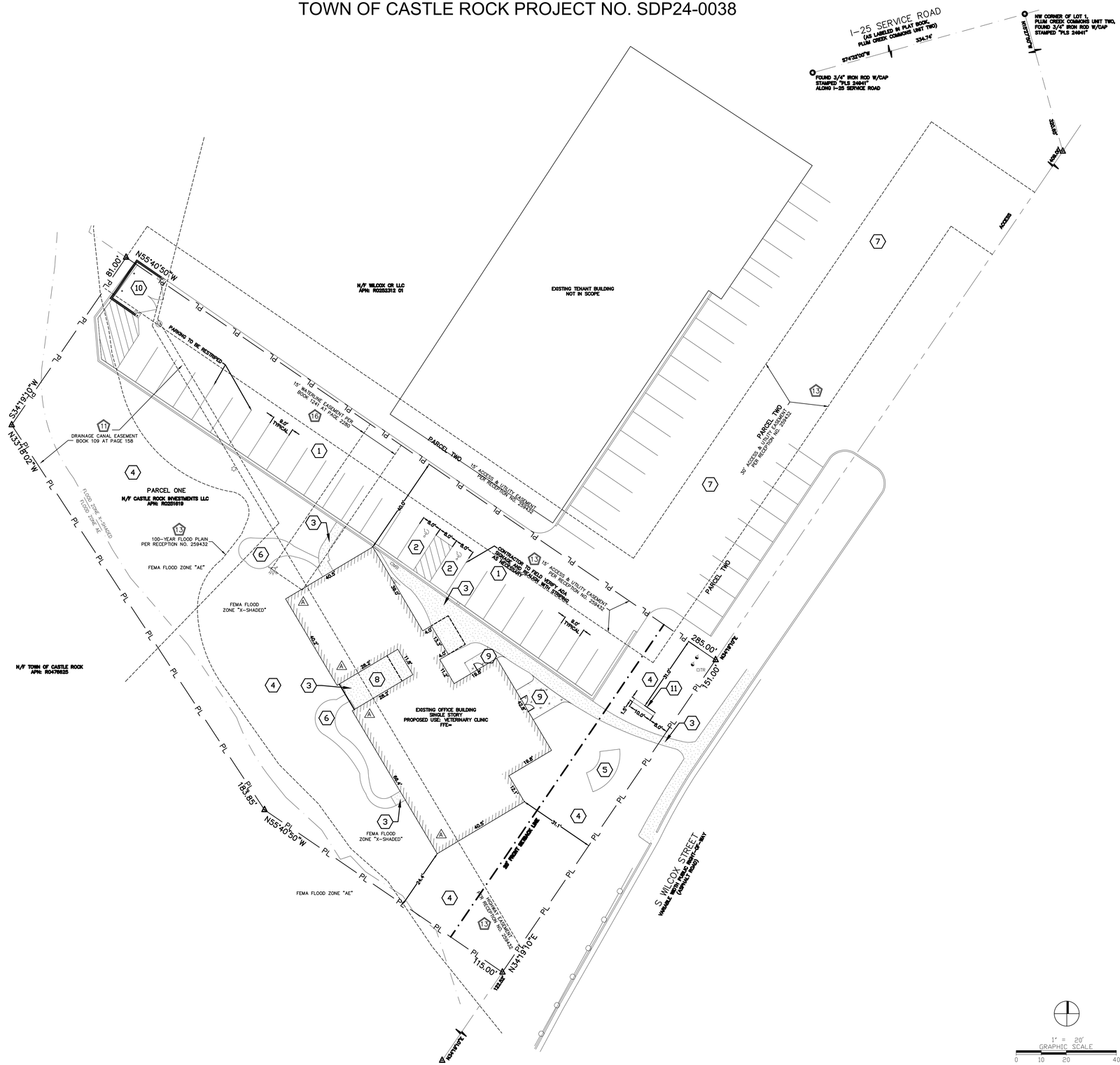
12 — EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: DEPARTMENT OF HIGHWAYS, STATE OF COLORADO
PURPOSE: CHANNEL RELOCATION
RECORDING DATE: APRIL 10, 1964
RECORDING NO.: BOOK 156 AT PAGE 214
**DOES NOT AFFECT**

13, 13, 13, 13 — SUBJECT TO THE DEDICATION OF WATER RIGHTS TO THE TOWN OF CASTLE ROCK, THE 15 FOOT PORTION OF THE ACCESS AND UTILITY EASEMENT, THE 30 FOOT BY 20 FOOT UTILITY EASEMENT, THE 100 YEAR FLOOD PLAN AND THE HIGHWAY EASEMENT, ALL AS SHOWN ON THE PLAT FOR PLUM CREEK COMMONS UNIT ONE, AS SET FORTH IN THE INSTRUMENT:
RECORDING DATE: NOVEMBER 12, 1980
RECORDING NO.: RECEPTION NO. 259432
**AFFECTS, AS SHOWN**

14 — TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE DEVELOPMENT AGREEMENT PLUM CREEK COMMONS UNIT ONE AS SET FORTH BELOW:
RECORDING DATE: NOVEMBER 17, 1980
RECORDING NO.: BOOK 398 AT PAGE 502
**AFFECTS, AGREEMENT, NOTHING TO PLOT**

15 — ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF THE LAND IN THE PLUM CREEK METROPOLITAN DISTRICT, AS EVIDENCED BY INSTRUMENT(S) RECORDED
RECORDING DATE: AUGUST 15, 1985
RECORDING NO.: BOOK 590 AT PAGE 183
**AFFECTS, BLANKET IN NATURE**

16 — TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE EASEMENT AGREEMENT TO MAINTAIN AND REPAIR WATER LINES AND FIRE HYDRANT IN FAVOR OF THE TOWN OF CASTLE ROCK AS SET FORTH BELOW:
RECORDING DATE: JANUARY 12, 1995
RECORDING NO.: BOOK 1241 AT PAGE 2280
**AFFECTS, AS SHOWN**




1" = 20' GRAPHIC SCALE
0 10 20 40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SDP24-0038


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REVISIONS

APPROVALS

SEAL

DRAWING TITLE
SDP 2

SITE PLAN

SHEET
**2 OF 3**

HM0624.1903

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# SITE DEVELOPMENT PLAN

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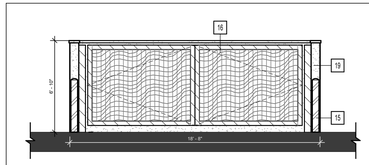
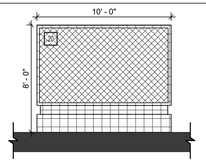
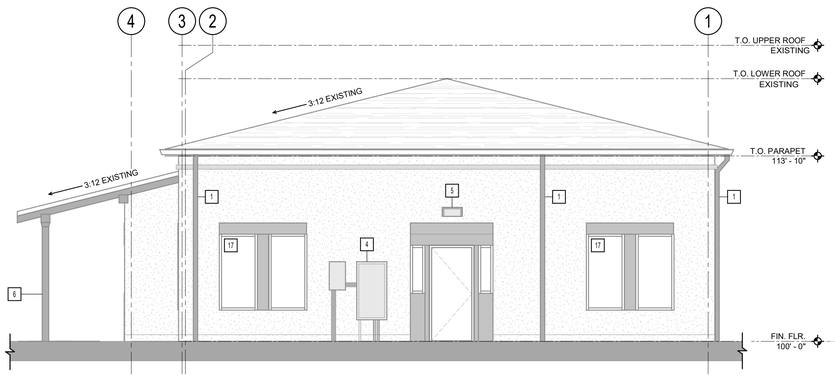
## TOWN OF CASTLE ROCK PROJECT NO. SDP-24-0038



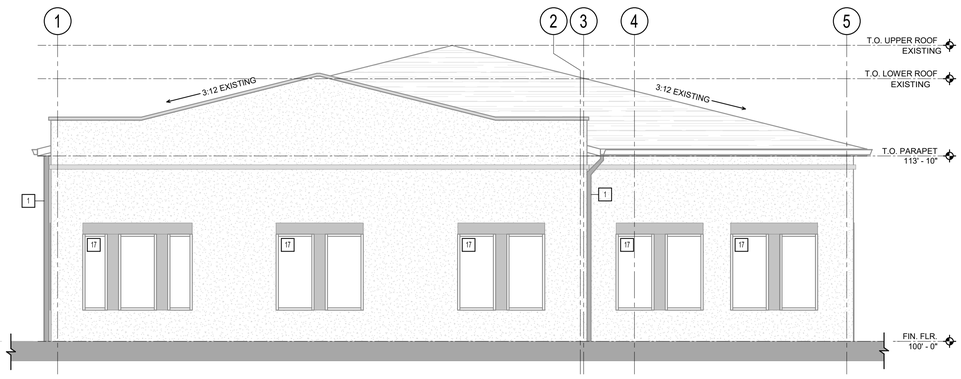

6 NEW TRASH ENCLOSURE ELEVATION
SCALE: 3/16" = 1'-0"



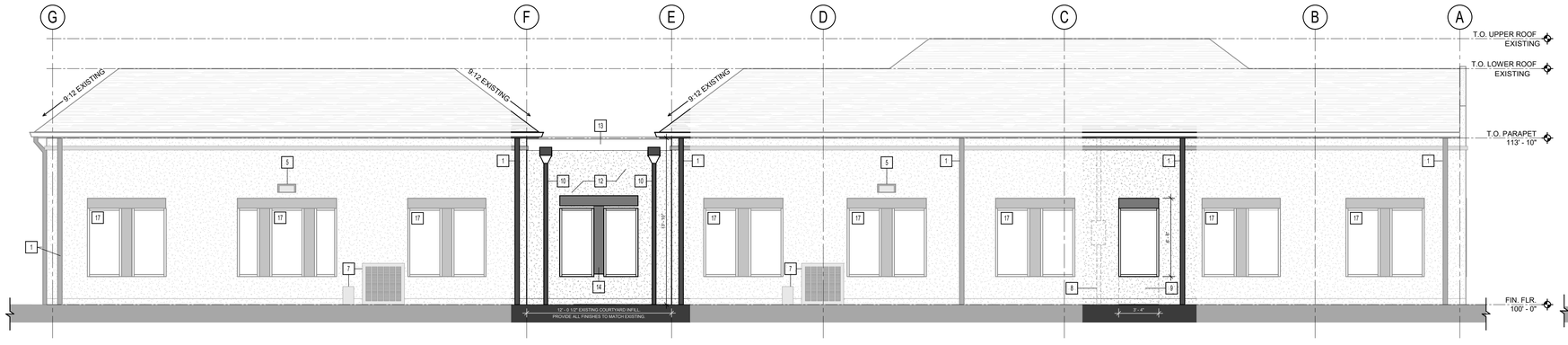

7 NEW MONUMENT SIGN ELEVATION
SCALE: 3/16" = 1'-0"



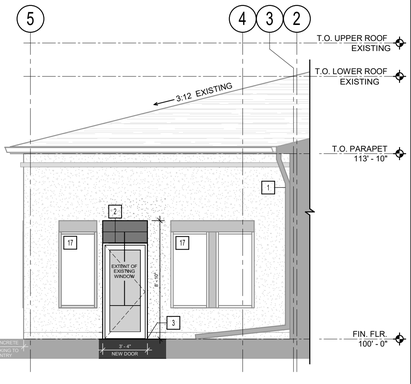

4 PLAN EAST EXTERIOR ELEVATION - EXISTING TO REMAIN UNCHANGED
SCALE: 3/16" = 1'-0"



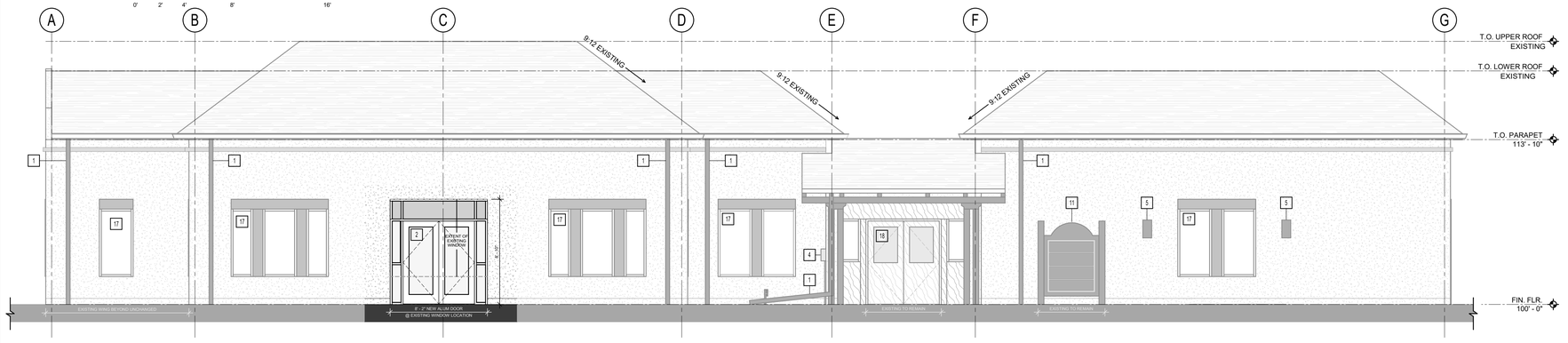

5 PLAN WEST EXTERIOR ELEVATION - EXISTING TO REMAIN UNCHANGED
SCALE: 3/16" = 1'-0"



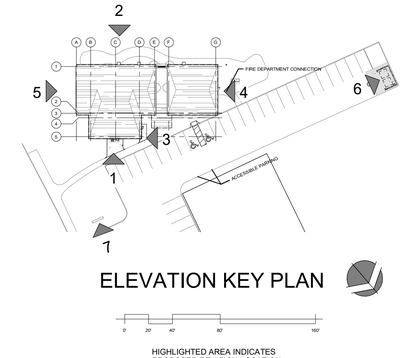

2 PLAN NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"




3 PLAN EAST EXTERIOR ELEVATION - COMFORT ENTRANCE
SCALE: 3/16" = 1'-0"




1 PLAN SOUTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"




ELEVATION KEY PLAN

0' 20' 40' 80' 160'

HIGHLIGHTED AREA INDICATES PROPOSED REVISION LOCATION

## KEYNOTES

| SYMBOL | DESCRIPTION |
|---|---|
| 1 | EXISTING DOWNSPOUT TO REMAIN |
| 2 | NEW ALUMINUM DOOR @ EXISTING WINDOW LOCATION |
| 3 | NEW CONCRETE LANDING FOR NEW DOOR + RAMP DOWN TO EXISTING SIDEWALK ALONG EXISTING PARKING |
| 4 | EXISTING ELECTRICAL TO REMAIN |
| 5 | EXISTING EXTERIOR LIGHTING TO REMAIN |
| 6 | EXISTING WOOD COLUMNS TO REMAIN |
| 7 | EXISTING HVAC TO REMAIN |
| 8 | EXISTING SECURITY TO BE REMOVED |
| 9 | DEMO EXISTING DOOR. INSTALL WINDOW IN OPENING. MATCH ADJACENT WINDOW COLOR AND MATERIAL. ALL SECURITY & LIGHTING FOR DOOR TO BE REMOVED. |
| 10 | NEW DOWNSPOUT. MATCH EXISTING |
| 11 | EXISTING SIGN TO REMAIN |
| 12 | NEW WALL; EXTERIOR FINISH TO MATCH ADJACENT FINISHES |
| 13 | PROVIDE PAINTED METAL PARAPET CAP @ NEW T.O.WALL. MATCH ALL FLASHING COLORS TO EXISTING. |
| 14 | NEW WINDOW; EXTERIOR FINISH TO MATCH ADJACENT EXTERIOR WINDOWS |
| 15 | STEEL BOLLARD, PAINTED YELLOW |
| 16 | SATIN BLACK ALUMINUM WELDED GATE WITH SIENNA VINLY INFILL |
| 17 | EXISTING WINDOW TO REMAIN |
| 18 | EXISTING DOOR TO REMAIN |
| 19 | STUCCO ON CMU, COLOR TO MATCH EXISTING BUILDING |
| 20 | NEW FREESTANDING SIGNAGE |

## BUILDING SIGN COMPARISON TABLE

**FREESTANDING SIGN PER 19.04.053 OF CASTLE ROCK MUNICPLE CODE**
FREE STANDING SIGNS PER FRONTAGE
ALLOWABLE: 1
ACTUAL: 1 (EXISTING)

TOTAL FREE STANDING SIGN AREA
ALLOWABLE: 50SQFT PER SIGN FACE
ACTUAL: EXISTING TO REMAIN

FREE STANDING SIGN MAXIMUM HEIGHT
ALLOWABLE: 20FT
ACTUAL: EXISTING TO REMAIN

MINIMUM SETBACK FROM PROPERTY LINE
ALLOWABLE: 0FT
ACTUAL: EXISTING TO REMAIN

## EXTERIOR MATERIAL & COLOR LEGEND

- EXISTING EXTERIOR ROOF
- EXISTING EXTERIOR STUCCO
- EXISTING WOOD DOOR
- TRASH ENCLOSURE GATE - SIENNA
- TRASH ENCLOSURE GATE - SATIN BLACK
- STEEL BOLLARD - PAINTED YELLOW
- FREE STANDING SIGN - PAINTED PMS 6117 C
- FREE STANDING SIGN - PAINTED PMC COOL GRAY 1 C

SDP-24-0038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REVISIONS

APPROVALS

SEAL

DRAWING TITLE
EXTERIOR ELEVATIONS

DATE: 08/22/2024

SDP-3
SHEET 3 OF 3


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